

**Member Newsletter** October **2014** January**OCTOBER 2009**

**April 2005**

**BOARD OF DIRECTORS**

Jerry Carpenter

President

830-393-0163

Tony Pisano

Vice President

210-792-0874

Kitty Phillips,

Treasurer

805-570-7559

Sarah Gella,

Secretary

830-216-4688

Frank Engolia

210-439-1098

Margaret Tollefson

830-393-0304

#### **COMMITTEES**

Architectural Control

Committee

Bruce Brenner

830-393-2090

Cindy Faulkner

830-393-2090

Parks Committee

Frank Engolia

210-439-1098

Welcoming Committee

Margaret Tollefson

830-393-0304

Nominating Committee

Linda Lamberth

Newsletter Editor

Sandy Migl

830-393-7545

**Bookkeeper**

Lisa Landin

lisalandintx@

aol.com

**ECROA On-Line:**

[www.eaglecreekranch.org](http://www.eaglecreekranch.org)

**ECROA email:**

[ecroa@yahoo.com](mailto:ecroa@yahoo.com)

###### Our next Business Meeting will be Wednesday, October 8th, 2014,

###### 7 p.m. at the Eagle Creek Volunteer Emergency Services (ECVES) Station, 11382 FM 775.

###### Directors:

###### Contact information for the directors and the standing committees is in the

###### adjacent box. If you have a concern or issue you would like to discuss,

###### please feel free to contact any of them.

**Meeting Dates for Board Meetings and Annual Business Meeting**

The ECROA Business Meeting is held at ECVES on an annual basis in October, on the second Wednesday. Check the website for recurring Board of Director meeting times. This meeting is at the ECVES.

**PRESIDENT’S REPORT**

President’s Message

Our annual membership meeting and election is coming up on October 8th 2014.

This meeting is where you get to vote for directors and the budget.

Two current directors are up for re-election, and we have three new candidates seeking

your vote. While we would prefer you attend in person, please vote absentee or

by proxy if you cannot attend; we need your vote to make a quorum.

State law requires that we put up the board meeting notice signs prior to each meeting,

but we’ve had no more than four non-board members attend a board meeting this

year and some of the time only board members attended.

**What will get more of you to come to board meetings?**

Good news: the board has approved a plan to have covers built over the eleven

uncovered mailbox clusters in Eagle Creek Ranch.

The cluster you use will be covered soon if not already.

ECROA has very limited scope and powers provided by the deed restrictions and

state law. For things such as loose dogs, burglaries, speeding, noise, vandalism,

trespassing or disputes between neighbors; please call the sheriff at 830-393-2535.

Hope to see you at the meeting and have a great year.

We will be having a presentation at our Annual meeting by the **ESD-2 Board** concern-

ing their proposal for a 2% sales tax in our area to help fund for Fire and EMS. As

concerned citizens you will certainly want to learn more about this.

Jerry Carpenter

President



**ARCHITECTURAL CONTROL COMMITTEE**

All homeowners/renters are reminded that before starting on **any new project or any improvement**, approval must be granted in writing by the ACC.  Your dues must be paid or a payment plan in place with our Treasurer or approval will not be granted.  Please write your letter of request for approval to the ACC at: **ECROA, Attn:  ACC, 11382 FM 775 Suite 2, Floresville, TX 78114**

Here is a basic list of the items to include in your request for a **new project or an improvement**:

1. **SITE PLAN** – this shows from a “bird’s-eye view” your lot and shows the location of all existing structures (house, garage, barn, shed, fences, etc.) – this would not be to scale as it is an approximation.  Next draw in where your new improvement will go – and give in feet the distance to the nearest property line.  Put in the **size** (if applicable) of the new improvement (example – shed will be 8’ X 10’ in size). REMINDER: there is a 30 foot setback rule for all buildings and a 15 foot easement along all side and back property lines unless stated otherwise on your plat map for your lot.  There are also drainage easements and easements that pertain to overhead power lines and underground pipelines; refer to your plat map for more information.
2. **MATERIALS LIST** – explains what new BUILDING materials will be used in the construction of this new improvement project.
3. **SKETCH THE FINISHED PROJECT** – Let’s say you are going to build a shed – then sketch out what it will look like once it is completed.  For fences, sketch what a section would look like.
4. **COLOR** – write down what color or stain (if applicable) will be used for the new improvement.  ALL BUILDINGS MUST BE PAINTED OR STAINED – no unfinished wood is allowed.
5. **METAL ROOFS** - you will need to write a letter and ask for a “VARIANCE” to the deed restrictions for a metal roof to be placed.
6. **MANUFACTURED HOMES –Only allowed in certain sections in Eagle Creek Ranch and required to be LESS THAN 3 YEARS OF AGE – no exceptions.**  The ACC will need a copy of the blueprints/floor plan and all construction information.  Also, we will need the TEXAS CERTIFICATE OF MANUFACTURE showing the serial numbers of the home and the year it was manufactured.  THERE IS NO EXCEPTION TO THIS REQUIREMENT.
7. **SKIRTING REQUIREMENT -** Manufactured homes: MASONRY PRODUCT such as brick or Hardi Board, NO VINYL.  Decks/Sheds/Porches – ALL SUPPORTS MUST BE SKIRTED TO COVER THE SUPPORTS and this can usually be done with lattice board for these kinds of improvements but not for manufactured homes.
8. **SEPTIC SYSTEMS -**   A county-approved septic system must be in place on the property before the owners can move into a new home.
9. **FENCES –** all **front** fences MUST BE SET BACK AT LEAST 15’ FROM THE FRONT PROPERTY LINE.  Side and back fences can be placed on the property line, but make certain you know where your lines are located!

IMPORTANT: There is a deed restriction LIMIT to the NUMBER OF BUILDINGS that a lot can have built on it.  There is allowed (1) a home of a minimum square footage of 1200 square feet.  (2) A separate garage or barn or work shop – any building over 144 square feet falls into this category. (3) A separate shed/outbuilding – any building of 144 square feet (12’ X 12’ in size) or less.  There is also a minimum size of that smaller building – nothing ***under*** 30 square feet is allowed.

The ACC has approved many new home-improvement projects for our residents during the previous months.  We currently have one property at the attorney’s office for legal enforcement of the deed restrictions.  We have 23 properties with violations – 11 are at the first letter stage; 5 are at the second letter stage and 5 are at the third and final letter stage.  After 30 days this 3rd category properties will be considered for legal enforcement. The easiest way to remain violation-free, is to visit the website for Eagle Creek Ranch at [**http://eaglecreekranch.org/**](http://eaglecreekranch.org/)and check out the deed restrictions for your lot. The ACC meets every Wednesday and our phone is 830-393-2090. Should you have any questions, please give us a call & leave a message; your call will be returned as soon as possible.

Cindy Faulkner, Co-Chair

Bruce Brenner, Co-Chair

Architectural Control Committee

**j0333104**

**Parks Committee Report October 2014-2015**

All three parks have all been maintained throughout the year. We did hire someone to mow, trim and pick-up trash on a monthly basis. Daniel Bratcher continues to maintain the front entrance of the subdivision. We greatly appreciate his help. The Misty Bend and Eagle Ridge Parks will have the parking areas repaved this coming year. We will continue making improvements to our parks and making them a place for all residents to enjoy.

Frank Engolia has volunteered to head the parks committee. Frank has many ideas and is very eager to get them going.

As many of you may have noticed we had one motor along with a pump and motor go out this year. Please note until we start getting some meaningful rain we don’t expect to see a normal pool.

Some of our residents around the ponds once again started having problems with people entering their properties from the parks. We would like to remind all of our residents that what seems to BE "open land" is not open to the public. Please stay within the park boundaries.

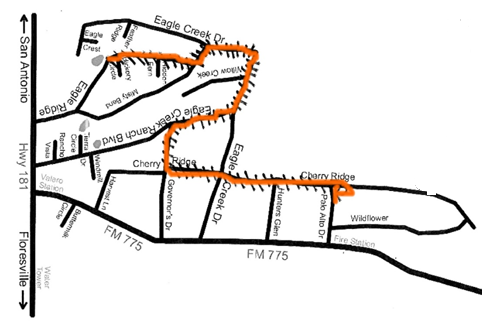
* Bulletin boards will be cleaned at the end of each month
* Please refrain from driving off-road vehicles on park properties (especially the dams)
* Please no motorized boats in ponds and do not drive vehicles past parking areas
* Please do not dump unwanted furniture & trash, etc. in the parks
* Ponds are not for swimming/Poisonous Snakes
* Please obey speed limits & Abide by the animal control ordinance

We need some new volunteers, we could accomplish so much more with a little help!

Respectfully,

Parks Committee

**Halloween Hayride Route**

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**Eagle Creek Ranch Owner’ Association Annual Halloween Hayride**

**Saturday, October 25, 2014 Eagle Ridge Park**

**2:00pm Hot dog roast and 3:30 pm Hayride**

**Please bring cookies/cupcakes to share**

**Neighbors please hand-out candy**

**Decorate your House/Yard**

**Costumes optional but appreciated by the kids**

**Parents: Parents/adult must accompany their children and bring a signed waiver or sign a waiver at the event**

**Needed: Tractors or trucks w/trailers are needed to pull goblins. Let us know if you can help** [**ECROA@yahoo.com**](mailto:ECROA@yahoo.com)

**RSVP to: Sherece McGoon (** [**reciesbears@yahoo.com**](mailto:reciesbears@yahoo.com) **)as to the number of goblins and parents participating. Sherece will email you a waiver that will be presented the day of the hayride in order for the goblin’s participation in the Halloween fun.**

Eagle Creek Ranch Owners Association

Treasurer’s Report September 30, 2014

Our Fiscal Year is beginning on October 1, 2014

All bills are current as of this September 30, 2014. We currently have $ 21,068.78 in our checking account.

We have a new proposed budget, included in this newsletter, for FY 2015 which will be voted on at our annual meeting in October.

We still have several owners with outstanding balances. If you are one of these people please contact me and we will set up a payment plan for you.

Respectfully Submitted,

Kitty Phillips (830) 581-8243 Home

Treasurer (805) 570-7559 Cell

GREETINGS FROM THE WELCOMING COMMITTEE

Welcome to Eagle Creek Ranch. Thirty five (35 )packs have been sent out since last year’s newsletter. I hope that our newcomers find the information useful. I visit local vendors periodically and gather calling cards and menus to keep the packets current and interesting. I also use the Wilson County News, the Eagle Ford Directory and the Chamber of Commerce for lots of local events.    Deed restrictions for our homeowners are the main body of the packs. They are meant to keep our neighborhood the way we want it to look.  Don't forget our Eagle Creek Ranch website which contains information for our residents. Please contact me at Martoll66@yahoo.com if I can be of any assistance.

Sincerely,  Margaret Tollefson,

Welcoming Committee Chair

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**ECROA PROPOSED BUDGET FOR FY 2015**

**DUES TO BE COLLECTED** $19,000.00

**REVENUE**

DUES FOR 2014 39,000.00

ATTORNEY LEGAL COSTS COLL 1,000.00

LATE FEES 100.00

WRITE-OFFS - 1,500.00

INTEREST INCOME 200.00

38,800.00

**TOTAL ESTIMATED REVENUE** 57,800.00

**EXPENSES**

ACC EXPENSES 10,000.00

ACCOUNTING/BOOKKEEPING 7,000.00

INSURANCE 4,000.00

LEGAL 3,000.00

EXPENDITURE OF INTEREST 250.00

OFFICE SUPPLIES 800.00

POSTAGE/MAIL 1,200.00

PRINTING 1,000.00

PUMP REPAIRS 1,600.00

RESERVE (GENERAL) 2,500.00

RESERVE (LEGAL) 2,500.00

RESERVE (PARKS) 2,000.00

SUBTOTAL EXPENSES 35,850.00

**SUBDIVISION**

FLAGS 200.00

LANDSCAPING/SIGNS/MAINTENANCE 1,590.00

MOWING 5,500.00

WALKING TRAIL MAINTENANCE 3,000.00

TOTAL SUBDIVISION 10,350.00

**TAXES/FEES** 800.00

**UTILITIES**

ELECTRIC 10,000.00

WATER 800.00

TOTAL UTILITIES 10,800.00

**TOTAL BUDGET 57,800.00**

**Nominations for Board of Directors**

**The following people are up for election for the Board of Directors:**

**NAME: Sarah Gella**

**BIOGRAPHICAL INFORMATION**: I reside at 647 Cherry Ridge. My husband and I have been residents of Eagle Creek Ranch since July, 2002. I served two years in the Peace Corps in the Philippines after college graduation and then taught school for 3 years in Harvey, LA. In 1973 I joined the Air Force and retired in December 2003, after serving 30 years. I have served as the Secretary of the Association since July of 2004. I was first elected to the Board of Directors in January 2008. My husband and I have three children and three grandchildren, all of whom reside in this area. I would appreciate your vote for re-election to the Board.

**NAME: Sandy Migl**

**BIOGRAPHICAL INFORMATION: I reside at 214 Eagle Ridge.** My husband, Dennis, and I have lived in Eagle Creek for 20 years. I have been helping with the ECROA newsletter for the last five years.  I am active in my church St. Anthony in Elmendorf. I am involved with the Wilson County Library and in other organizations in Wilson County.

**NAME: Tony Pisano**

**BIOGRAPHICAL INFORMATION**: My name is Tony Pisano and I would like the opportunity to continue to serve on the board of the Eagle Creek Ranch Owner’s Association. My wife Silvia and I moved here in 2002 and have enjoyed living here. We believe that our subdivision is one of the better communities in Floresville, because of the deed restrictions that are enforced and at the same time maintaining our property values.

I have served, on the board of the Eagle Creek Ranch Board of Directors since 2004, as Chair for the Parks Committee and also this past year as vice-president of the Association. I would like to continue

working and improving our parks and enhancing the area in which we live. Please vote for me, so that I may help keep our community a great place to live, I would greatly appreciate your vote.

**NAME: Doug Sample**

**BIOGRAPHICAL INFORMATION:** My wife Donna and I have lived in Eagle Creek Ranch for 2 years. My previous work experience is Sheriff for 5 years, Agent in Charge at Homeland Security for 4 years. I was a Criminal Investigator at the U.S. Customs Service for 20 years, U.S. Border Patrol Agent for 4 years, ranch manager, warehouse manager, and the U.S. Army. I also have volunteer experience as a VFW Commander, numerous church functions, numerous sporting programs and school presentations. I would like to serve in the Eagle Creek Ranch Owners’ Association to the best of my ability.

**NAME: Donna Sample**

**BIOGRAPHICAL INFORMATION:** My husband Doug and I have lived in Eagle Creek Ranch for 2 years. I have previously worked as an Office Manager for a Real Estate Appraiser and a Bank Teller. I also have volunteered for VFW functions and numerous church functions. I would like to serve in the Eagle Creek Ranch Owners’ Association to the best of my ability.

**Vote for Board of Directors**

Proxy or Absentee Ballot, what is right for you?

If you execute a proxy, you are letting someone use your vote any way they want at the meeting.

If you execute an absentee ballot, you specify exactly how you want to vote.

Absentee ballots will only be counted for items on the mailed ballot and will not be counted for any item that is amended at the meeting.

The only way you can vote exactly the way you want on every item is to attend the meeting.

***VOTE, VOTE!!!!! Your proxy will help provide a quorum*** so that the Secretary’s minutes and committee reports can be approved and any other business that may arise can be conducted. **Please make a concerted effort to mail in your proxies or attend the meetings.** ***Please*** ***fill out the proxy*** and mail it to ECROA; you can give it to a director or neighbor that will be attending the meeting; or, if you like, you can drop it in the ECROA mailbox in front of the Fire Station on FM 775.

**PROXY**

The undersigned owner in the Eagle Creek Ranch Owners Association (ECROA) hereby appoints (please select one below or write in a name) as my proxy to act on my behalf at the business meeting to be held on Wednesday October 8th, 2014. My proxy shall have full authority to vote upon any and all matters that may be presented at said meeting as fully with the same effect as if the undersigned had been present at said meeting, and I hereby ratify and confirm all that my proxy may cause to be done by virtue of this instrument. This directed proxy is irrevocable except by actual notice by the undersigned to the secretary of the ECROA or the officer presiding over the meeting that it is revoked. Unless sooner terminated, this directed proxy shall terminate automatically upon the final adjournment of the business meeting for which it is given. Circle one director’s name below or write in voting member’s name to act as your proxy:

**Jerry Carpenter Margaret Tollefson Tony Pisano Kitty Phillips Sarah Gella Frank Engolia**

***Write in Proxy Name*:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Print name here: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lot(s)\_\_\_\_\_\_\_\_\_\_\_\_\_

***Lot(s)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_***

**ABSENTEE BALLOT – October 8, 2014**

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

**Budget: \_\_\_\_\_\_\_\_ For \_\_\_\_\_\_ Against**

**Board of Directors:**

**Sandy Migl\_\_\_\_\_\_\_ For \_\_\_\_\_\_\_\_\_\_\_Against**

**Sarah Gella\_\_\_\_\_\_ \_ For \_\_\_\_\_\_\_\_\_\_\_Against**

**Tony Pisano \_\_\_\_\_\_\_\_\_\_ \_ For \_\_\_\_\_\_\_\_\_\_ Against**

**Donna Sample \_\_\_\_\_\_\_\_\_\_For \_\_\_\_\_\_\_\_\_\_Against**

**Doug Sample\_\_\_\_\_\_\_\_ For\_\_\_\_\_\_\_\_\_\_ Against**

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Print name here: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lot(s)\_\_\_\_\_\_\_\_\_\_\_\_



11382 FM 775, Suite 2

Floresville TX 78114